



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1704

LUHO HEARING DATE: February 27, 2023

CASE REVIEWER: Isis Brown

REQUEST: The applicant is requesting a setback variance to accommodate a proposed detached garage on property zoned RSC-2.

VARIANCE(S):

Per LDC Section 6.11.04.C.1, accessory structures shall be permitted in front yards at twice the depth of the required front yard, or 50 feet, whichever is less. Such structures shall not occupy required side yards. Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-2 district. Therefore, the required front setback for the subject accessory structure, identified as “Proposed 1 Story Metal Building” on the site plan submitted by the applicant, is 50 feet. The applicant requests a 29.9-foot reduction to the required front setback to allow a setback of 20.1 feet from the east property line. As shown on the site plan, the structure will meet the district’s required side yard setback of 10 feet.

FINDINGS:

- According to the applicant, the proposed structure will be less than 15 feet in height.
- Per LDC Section 6.01.03.F.9, required yards on flag lots and lots accessed by easements shall be oriented with respect to the roadway to which the private driveway extension or easement connects, as if the lot abutted the road. The portion of the lot parallel to and nearest the roadway shall constitute the required front yard and the remaining yards shall be oriented accordingly. In the subject case, the parcel is accessed by an easement that connects to Alafia Ridge Road to the east. Therefore, the required front yard is on the east side of the parcel.

DISCLAIMER:

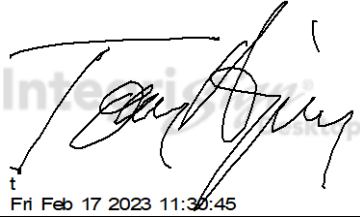
The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to subdivision or site development approvals and building permit approvals.

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ADMINISTRATOR'S SIGN-OFF



Intertek

Fri Feb 17 2023 11:30:45

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed

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Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

Our property is land locked between two public roads and is only accessible by an easement leading to Alafia Ridge Road on our southern property boundary. Our home was built with the front facing south towards the easement. Unbeknown to us, what we consider our side yard is actually by zoning rules defined as our front yard due to it being closest to Alafia Ridge Road. Due to a recently inherited car collection, we would like to build a 40ft by 40ft secondary structure (garage) in the northeast corner of our property. However, current setback rules require us to build 50 feet from the eastern property line due to it being the technical front yard. Due to our current layout and our interest in the preservation of green space along with our existing trees, this location is the best possible scenario to achieve a functional and aesthetically pleasing layout. We are requesting to build the garage 10 feet from the northern side yard boundary (allowed by setback rules) and 20 feet from our eastern front yard boundary (setback rules require 50 feet). We are requesting the front yard setback requirement be reduced by 30 feet and result in a 20 ft front yard setback variance. We have no intent to build anywhere else in the front yard setback and our requesting this variance for a single secondary structure. This property and none of the adjoining properties contain any wetlands. We as the property owners do not have an authorized agent to represent us as we are submitting the application. This property is not in one of the Airport Height Zoning areas.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec. 6.11.04. - Accessory Structures

C. Location

1. Accessory structures shall not be erected in any required front yard except as outlined in 4., 6., 7. and 8. below. Accessory structures shall be permitted in front yards at twice the depth of *the required front yard, or 50 feet, whichever is less.*

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): n/a
3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Our request is to consider our unique property layout as an exception to the standard setback rules. Our property does not face a public road and is not visible from the roadway. Our request for a variance to build in our technical front yard setback will not create an eyesore or burden for anyone. The proposed build area is what we consider our backyard/side yard as it mates up to the backyard of both our eastern and northern neighbors.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The literal requirements of the LDC would require us to build a secondary structure in other areas of the property which are less functional and would require a great deal of trees and green space to be removed. Our northern property neighbor (folio 074893.00) has a similar property layout and has been allowed a similar variance to build a secondary structure in the technical front yard setback.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

This variance will not interfere or injure the rights of any other property owner. The intended secondary structure will be built in an area that adjoins the neighboring properties backyard, creating no burden or eyesore for anyone. The variance will not change or interfere with any property owners ability to enjoy their property as they currently do.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

Our request for a variance is in the interest of preserving green space and existing trees. Our request falls into the intent of the LDC's preservation of natural resources and designs that will not negatively impact the public. The variance will allow us to build a practical and aesthetically appealing layout while minimizing our environmental impact.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

We have committed no illegal acts to request this variance and are only seeking to build in an area on our property which will have the least impact possible while also being functional.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

No public or private entity will suffer as a result of this variance request being approved. The negative impact of denying our request would be the substantial tree and green space loss in order for us to achieve our goals in a different area of our property. In addition, this type of request has already been approved for our northern neighbor with the same property layout.

subrec6.hillsclerk.com

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Document

1 of 8



PREPARED BY AND RETURN TO:
Jennifer Cloversettle
11546 IVY FLOWER LOOP
RIVERVIEW, FL 33569
Parcel ID#: 074893.0400

QUIT CLAIM DEED (Individual)

This Quit Claim Deed, dated this 19th day of December, 2007

By Craig F. Cloversettle and Sherry L. Cloversettle, husband and wife

whose post office address is: 7814 Valerie Lane, Riverview, FL 33569
hereinafter called the GRANTOR,

To Glenn M. Cloversettle and Jennifer G. Cloversettle, husband and wife

whose post office address is: 11546 Ivy Flower Loop, Riverview, FL 33569
hereinafter called the GRANTEE,

(wherever used herein the words "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives, and assigns of individuals, and the necessary and proper of corporations)

WITNESSETH, that the Grantor, for and in consideration of love and affection and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

THE EAST 215 FEET OF THE FOLLOWING DESCRIBED;
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE WEST A DISTANCE OF 523.94 FEET, RUN THENCE SOUTH 00°08'46" EAST, A DISTANCE OF 333.05 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 00°08'46" EAST, A DISTANCE OF 262.35 FEET, RUN THENCE SOUTH 89°08'56" WEST, A DISTANCE OF 462.01 FEET, RUN THENCE NORTH 00°04'42" WEST, A DISTANCE OF 264.00 FEET, RUN THENCE NORTH 89°20'53" EAST, A DISTANCE OF 461.68 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.3 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE EAST 160.25 FEET TO THE CENTER LINE OF THE ALAFIA RIDGE ROAD; THENCE RUN ALONG THE CENTER LINE OF THE ROAD NORTH 19°28' EAST, 1610.55 FEET; THENCE RUN SOUTH 89°51'30" WEST, 26.58 FEET TO THE WEST BOUNDRY OF THE SAID ROAD; THENCE RUN NORTH 19°28' EAST, 984.94 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89°51'30" WEST, 282.5 FEET; THENCE RUN NORTH 00°19' WEST, 264.0 FEET; THENCE RUN NORTH 89°51'30" EAST, 377.41 FEET; THENCE RUN SOUTH 19°28' WEST, 279.57 FEET ALONG THE WEST BORDER OF THE ALAFIA RIDGE ROAD TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this presents the date set forth above.

Signed sealed and delivered in the presence of:

Alison Wheelwright
Witness

Alison Wheelwright
Print Witness' Name

Janet Kelly
Witness

Janet Kelly
Print Witness' Name

Craig F. Cloversettle
Craig F. Cloversettle

Sherry L. Cloversettle
Sherry L. Cloversettle

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 220004
Hearing(s) and type: Date: 02/22/23
Date: _____

Type: 0000
Type: _____

Intake Date: 02/02/22
Receipt Number: 223849
Intake Staff Signature: Clare Odell

Property Information

Address: 7823 Alafia Ridge Road City/State/Zip: Riverview, FL 33569
TWN-RN-SEC: 30S-20E-15 Folio(s): 074893.0400 Zoning: RSC-2 Future Land Use: RSC-2 Property Size: 1.3 acres

Property Owner Information

Name: Jennifer Cloversettle and Glenn Cloversettle Daytime Phone: 813-601-5901
Address: 7823 Alafia Ridge Road City/State/Zip: Riverview, FL 33569
Email: Glennford@gmail.com Fax Number: N/A

Applicant Information

Name: Jennifer Cloversettle and Glenn Cloversettle Daytime Phone: 813-601-5901
Address: 7823 Alafia Ridge Road City/State/Zip: Riverview, FL 33569
Email: Glennford@gmail.com Fax Number: N/A

Applicant's Representative (if different than above)

Name: N/A Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant
Jennifer Cloversettle and Glenn Cloversettle
Type or print name

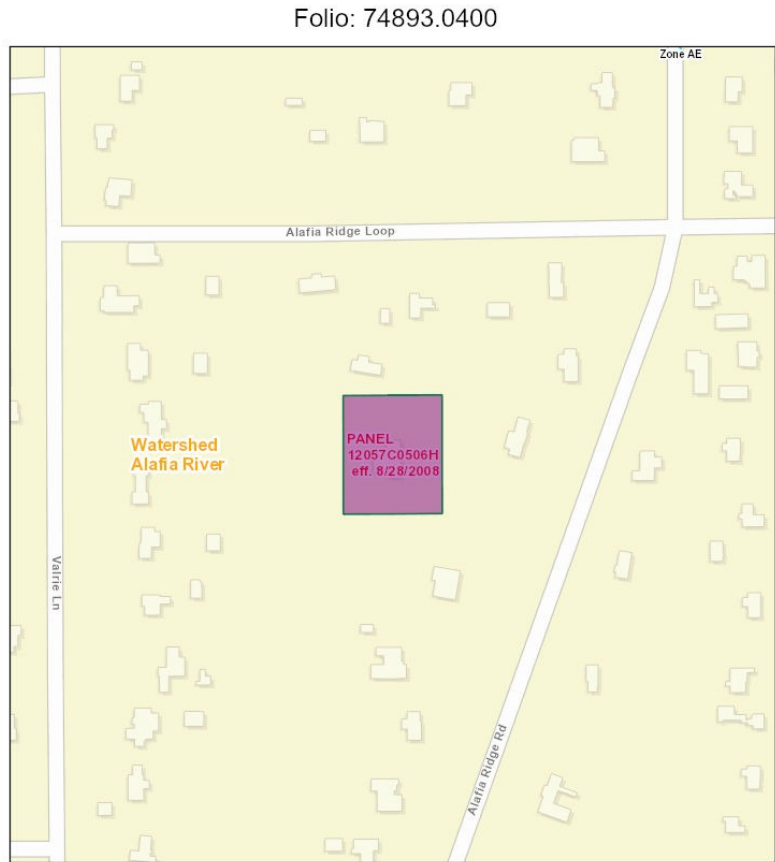
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)
Jennifer Cloversettle and Glenn Cloversettle
Type or print name

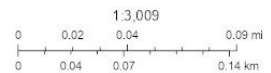


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
RZ	90-0039
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0506H
FIRM Panel	12057C0506H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120506C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013413 Block: 1031
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



December 6, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 74893.0400
PIN: U-15-30-20-ZZZ-000002-89500.0
**** CONFIDENTIAL ****
Mailing Address:
7823 ALAFIA RIDGE ROAD
RIVERVIEW, FL 33569-
Site Address:
7823 ALAFIA RIDGE RD
RIVERVIEW, FL 99999
SEC-TWN-RNG: 15-30-20
Acreage: 1.26689994
Market Value: \$477,762.00
Landuse Code: 0100 SINGLE FAMILY

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